



JONATHAN P. RADFORD
is pleased to present
“WEST HILL ORCHARD”
WEST HILL ROAD, STOWE, VERMONT



Façade facing the Worcester mountain range.

West Hill Orchard is set in approximately two acres of lawns and borders Stowe conservation land. Views from the property are magnificent from all rooms and in all seasons. Cross country skiing, snow shoeing, hiking and biking can start directly from the property.

Recently redesigned and renovated (ending February 2005) in order to provide the ultimate in comfort and modern convenience, the residence now provides an expansive living room, large eat-in country kitchen, study, two master bedrooms with ensuite bathrooms, two additional bedrooms and one and one-half additional bathrooms.

The property is available for rent in all seasons.

For Additional Information About This Exceptional Property, An On-Line Brochure, Slide Show, and Location Map, Please Visit

www.JonathanRadford.com
(Property Search > Ski Resorts > Vacation Rentals)

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Country kitchen/dining room.



Living room looking towards the study and entrance hall.



1st floor master bedroom.



View from the living room.

Photography: Jonathan P. Radford

Notice to Brokers/Salespersons: These property details have been designed and written by Jonathan P. Radford (owner) to assist in the promotion of this exceptional property to potential tenants. The format/design and content must not be copied or modified in any way. All information herein is considered accurate, however it is not guaranteed. * All measurements are approximate.



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View from the living room in summer.

West Hill Orchard is located approximately one and one-half miles from the center of the village of Stowe at the end of a private driveway. The residence is set in approximately two acres of rolling lawns with specimen trees and plantings. The property borders Stowe conservation land and several outdoor activities such as cross country skiing, snow shoeing, hiking and biking can start directly from the property.

Recently redesigned and renovated (ending February 2005) to provide the ultimate in comfort and modern convenience, the home is comprised of an expansive living room, large eat-in country kitchen, study, two master bedrooms with ensuite bathrooms, two additional bedrooms and one and one-half additional bathrooms. Numerous windows, French and sliding doors, provide an abundance of natural light and magnificent views from all rooms and in all seasons.



Entrance hall to powder room.

I. RELATIVE LOCATION

- Village of Stowe..... : 1.5 miles
- Nearest supermarket..... : 0.8 miles
- Stowe Cross Country Ski Center..... : 5.5 miles
- Mount Mansfield & Spruce base lodges..... : 7.5 miles
- Nearest golf course..... : 1.4 miles (Stowe Country Club, Cape Cod Rd.)
- Nearest swimming pool / gym..... : 0.6 miles (Swimming Hole, Weeks Hill Rd.)
- Nearest airport..... : 35 miles (Burlington, VT)
- Boston..... : 200 miles
- New York..... : 335 miles
- Montreal..... : 150 miles



Living room towards study.

II. INTERIOR DESCRIPTION

First Floor

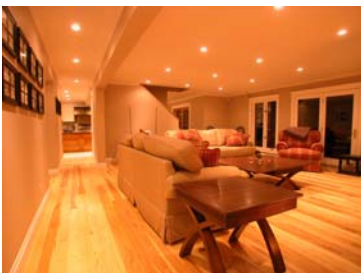
Entrance Hall (50sf*) with tumbled marble floor and large coat closet.

Guest Powder Room (31sf*) with tumbled marble floor and free standing vanity with under mounted sink.



Living room towards master bedroom.

Living Room (510sf – 24’4” x 21’*). This expansive living room is enhanced by a brick fireplace and custom built-in cabinetry (book shelves and media center). On one side of the living room a wall of windows provides panoramic views over conservation land to the Worcester mountain range. A glass door provides direct access to the deck. Another wall acts as a gallery for the display of a collection of antique original picture postcards depicting skiing scenes in Stowe. Furnishings in this room include two three-seater sofas, an armchair and ottoman, a large coffee table and various occasional tables.



Living room towards kitchen.

Amenities in this room include a Bose Lifestyle Media Center that controls surround sound speakers in this room and speakers in the country kitchen/dining room. In addition to the integrated CD/DVD and radio, the Bose Lifestyle Media Center is connected to a 32” Sony Wega flat screen television, a Dish Network DVR (for satellite television channels), a video cassette recorder and a code free DVD player capable of playing DVDs from most regions around the world.

Additionally, there is a selection of board games, jigsaw puzzles and DVDs.



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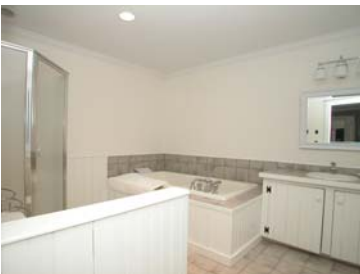
Study with view of private driveway.



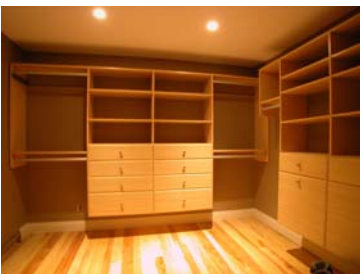
Country kitchen/dining room.



1st floor master bedroom.



1st floor master bathroom.



1st floor master dressing room.

Study (80sf*). The study is equipped with a Dell Inspiron 8100 laptop computer providing DSL high-speed Internet access and a HP OfficeJet 5510 all-in-one fax, printer and scanner, and custom finished furniture.

Country Kitchen/Dining Room (325sf* - 15'1" x 21'6"). Whether cooking for the family or for guests, all chefs will appreciate the size of this room and its pantry. The kitchen has a center island and the country-style dining table seats 12 people comfortably (with leaf extensions). The kitchen is equipped with the following items:

- Stove with five burners and double oven.
- Large refrigerator and freezer.
- Dish washer.
- Extensive range of cooking and baking utensils.
- Complete set of stainless steel pots and pans.
- Assortment of baking trays.
- 24 sets of flatware (cutlery) and two full sets of serviceware.
- 16 sets of Pfaltzgraff plates, bowls, and numerous serving dishes from the Pistoulet collection.
- Full array of glasses (water, red wine, white wine, champagne and martini).
- Cuisinart coffee maker.
- T-Fal electric kettle.
- T-Fal four slice toaster.
- T-Fal raclette grill.
- Williams Sonoma bread maker.
- Krups La Glacière ice cream maker.

Recessed speakers in the ceiling are connected to the Bose Lifestyle Media Center allowing those in the kitchen to listen to whatever is playing on the television in the living room, a CD if one is playing in the Media Center or the radio.

Master Bedroom Suite with:

Bedroom (405sf* - 15' x 27'). The bedroom is divided into the bedroom area with a king size bed and custom finished bedside tables and a sitting area with a three-seater sofa, chair with ottoman, a coffee table and various occasional tables. The bedroom has a Bose Wave Radio/CD player that is connected to the Bose Lifestyle Media Center allowing the listener to either listen to the radio or a CD or to listen to whatever is playing on the Media Center.

Bathroom (116sf* - 9'9" x 11'11") with whirlpool bath tub, shower, single sink vanity, and ceramic tile floor.

Dressing room (85sf* - 7'9" x 10'11"). The expansive dressing room is fitted with a custom built-in maple closet system providing an abundance of hanging space, shelves and draws. Due to the size of this room and the presence of a window, this dressing room would also be the ideal location for a baby's cot/crib (available through Stowe Country Rentals).



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Skiers' and riders' mud room.

Skiers' And Riders' Mud Room (276sf* - 13'9" x 20'). Ideally located between the garage (where skis and boards are stored) and the kitchen, the mudroom is equipped with a gas cast iron stove, plenty of seating and hanging, and a Williams wall mounted **boot and glove dryer** for eight pairs of boots and gloves. This highly efficient drier was imported from Canada as this product is one of the best on the market for rapid drying. Integrated into the mud room is a **laundry room** with a commercial grade washer and dryer and a sink.

Accessed via the mud room is the **garage** which has one bay available for tenants. All skis and boards are stored in the garage in storage stands designed for this purpose.



2nd floor master bedroom.

Second Floor

Master Bedroom 2 (243sf* - 11'4" – 21'6"). This second master bedroom has a queen size bed, double fitted closets, and custom finished furniture including bedside tables, chest of draws, and an armoire with a 20" flat screen television with integrated DVD player. The large (76sf*) ensuite bathroom is finished in tumbled marble and is furnished with an oversized custom shower with frameless glass surround, a cherry vanity with black quartz countertop and a Kohler toilet.



2nd floor master bathroom.

Bedroom 3 (169sf* - 10'8" x 15'). This bedroom has a queen size bed and double fitted closets.

Bedroom 4 (260sf* - 15'5" x 16'9"). This bedroom has architecturally interesting sloping roof lines and has been brightly decorated with children in mind. This red, white and blue room has a small walk-in closet and has been furnished with bunk beds, a set of trundle beds, and custom finished furniture including bedside tables, chest of draws, and an armoire with a 20" flat screen television with integrated DVD player.



Bedroom 3.

Bathroom 3. This large bathroom (76sf*), serving bedrooms 3 and 4 is finished in Raja slate and is furnished with an oversized custom shower with frameless glass surround, a cedar maple vanity with quartz countertop and a Kohler toilet.

III. EXTERIOR DESCRIPTION

The exterior of this home has rolling lawns, specimen trees and plantings. There is a large deck and a covered porch.

The house is set back from the road at the end of a private driveway. The parking area can accommodate 10 vehicles (some in tandem).



Bedroom 4.

IV. OBSERVATIONS

Radio alarm clocks are provided in all four bedrooms.

All beds have down duvets and extra blankets and all window treatments are by Madura of Paris.

A no smoking, no pet rule is strictly enforced at this property. Any contravention of this rule will result in the forfeit of the full rental cost, the loss of the security deposit and immediate eviction.



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Bathroom 3.



View from 1st floor master bedroom.



View from the main deck in the fall.



View of 1st floor master bedroom deck.

V. RENOVATIONS

West Hill Orchard was purchased by its current owners in October 2004 and has undergone renovation ending in the beginning of February 2005. This extensive redesign and renovation project was managed by the owners who employed skilled local craftsmen and quality materials. The home now provides many modern comforts and conveniences. Renovations included:

- Substantially new electrical system including cable for television and high-speed Internet access.
- Substantially new plumbing system.
- New shed dormer to accommodate two new second floor bathrooms and the creation of a second master bedroom on the second floor.
- Replacement or repair of all drywall throughout.
- Replacement or repair of all doors throughout.
- Several new windows and sliding glass doors.
- Installation of ceiling moldings throughout the first floor.
- Two new bathrooms.
- New powder room.
- New laundry room.
- New mud room.
- New hardwood floors on the first floor and new carpets on the second floor.
- New recessed lighting, light fixtures and sconces, inside and out.
- New security system (including motion detectors, smoke detectors and cold temperature sensors).
- Painted interior and some exterior.
- New blinds and curtains.

VI. PROPERTY STATISTICS

- Number of Bedrooms..... : 4 (king, queen, queen, bunks and trundle)
- Sleeping capacity..... : 8 adults (or 6 adults and 4 children maximum)
- Number of Bathrooms.... : 3½
- Living space..... : 2,900sf*
- Lot Size..... : 2 acres*



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Stowe village.



Stowe village.



Stowe village.



Skiing on Mount Mansfield.



Skiing on Mount Mansfield.

VII. RATES

TIME PERIOD	DATES	PRICE
Winter Holidays	December 17, 2004 to January 1, 2005	\$1,100 per night (5 nights minimum)
	January 14, 2005 to January 17, 2005	
	February 18, 2005 to February 27, 2005	
	March 19, 2005 to April 2, 2005	
Winter Other	Ski season not including holiday dates above.	\$1,000 (5 nights minimum or 3 nights at \$1,100)
Summer	June, July, August	\$3,500 per week
Fall Foliage	October	\$850 per night (5 nights minimum or 3 nights at \$1,000)

For further information and availability, please contact:

Jonathan P. Radford

Telephone: 1-617-335-1010
 Email: Jonathan@JonathanRadford.com

* All area measurements are approximate.